

CIRM RFA 07-03
Application # FA1-00612-1
Functionality Score: B
Value Score: B

Overall, this is a very well planned and organized building. The university has perfected this model over several buildings and has incorporated lessons learned each time. They have focused on delivering a building for science in the most cost effective and schedule efficient manner.

Functionality

Boston
New York
Baltimore
Washington DC
Buffalo
Toronto
Chicago
St. Louis
Calgary
Vancouver
Victoria
San Francisco
Los Angeles
Shanghai

The large open laboratory floor plan allows for assignment flexibility and maximum shared utilization of the common equipment. The zoning of the laboratory utilities allows for cost effective distribution. The separation of the office function from the lab area uncouples the territoriality of space and allows for the office block to have a separate and more cost efficient design.

The mixing of the X,Y and Z research teams on the three floors, the critical mass of 16 PIs and the interaction spaces are strategically located at the office/lab interface enhancing good communication across the research teams.

Laboratory space in the building is a 1:0.72 ratio with the support and shared support space. All of the support space is adjacent to the open lab for easy access. Specialized Core Support Spaces are being relocated into the building to enhance the hESC research..

The innovation concept for the project is focused on the campus's modified design/build delivery process and the accompanying economies due to speed of construction.

Value

	00612-1	Institute Avg	Range
The Net/Gross sf ratio of the overall building	63.2%	65%	60.6% – 71.8%
The Building cost / gsf	\$905	\$936	\$757 - \$1,164
The asf of Lab + Lab Support + PI Office space / PI	2,109	1,769	843 – 3,399
The ratio of Lab to Lab Support	1:0.72	1:0.87	1:0.72 – 1:1.08
The asf Core / PI	216	721	108 – 1,577
The group 2 equipment budget / PI	\$322,125	\$427,596	\$174,000 - \$1.05M
CIRM funds / PI	\$2,312,500	\$2,059,273	\$1.6M - \$2.38M

This is a tested configuration for a lab building on the campus. It provides a pure lab block with maximum utilization of lab area and a separate office block. This two component plan allows the office wing to be built as an economical office grade building with lighter structure and mechanical systems. The laboratory wing is all assignable square feet with a repetitive pattern to maximize flexibility and minimize cost. The campus is relocating only specialized cores into the new building saving the cost of duplicating existing cores.